

**Washington County Land Use Authority Meeting  
October 13, 2009**

**Item # 5. CONDITIONAL USE PERMIT REVISION/EXPANSION.** Request permission to revise construction plans for the Black Gulch to Diamond Valley by rebuilding 3.8 miles of 34.5 kV Line to 69 kV line and add a regulator bank. Rocky Mountain Power/Mark Cox, applicant

The Planner informed the commission that the applicant has submitted plans for a revision on Black Gulch to Diamond Valley line rebuilding approximately 3.8 miles of 34.5 kV line to 69 kV line and add a regulator bank. The rebuild is a smaller local upgrade and these types of uses are conditionally approved within the OST-20 zone as public utilities and transmission lines and the RE-40.0 zone as public utilities. A representative is present.

Mark Cox with Rocky Mountain Power said Rocky Mountain will be upgrading from an existing 34.5 kV line to 69 kV. The line will actually be built for 138 kV, but will only be upgraded to 69 kV at this time. A lot more upgrading is anticipated over the next ten years, not only in the unincorporated county, but within the cities as well. Mr. Cox reported no confirmed health risks exist that he is aware of. In reply to the commissioners, he stated it is rare for transmission lines to interfere with radio or television and only occurs if something is loose or damaged and can always be repaired. Everything should be grounded so interference doesn't occur. Although he is not a part of the process of disposing of the old power poles, he acknowledged normally they offer them to the property owners first.

Todd Edwards, County Engineer, asked the commission to make a few conditions to the approval of this project. First of all he asked the location of the poles be coordinated with the Public Works department to assure they don't interfere with the county roads right-of-ways. He stated easements need to be obtained and poles should not cross county property. He informed the commission that although they are replacing an existing line, part of it is being rerouted.

**Motion was made by Commissioner Everett to recommend approval of the Conditional Use Permit, subject to easements being approved by Public Works to assure it doesn't interfere with future expansions of county roads and easement agreements are in place for transmission line realignments, for a period of one (1) year. Commissioner Wilson seconded the motion. Four (4) commissioners voted aye.**



**Washington County Planning Commission Meeting  
March 13, 2007**

**Item #2. CONDITIONAL USE PERMIT EXTENSION.** Review extension to run a new transmission line from Central to the Middleton Substation and install a temporary line from the Middleton Substation to St. George Substation, fencing and expansion on the existing facility. Rocky Mountain Power/Project Manager Paul Henry, applicant.

The planner explained that this will be the second extension. These types of uses for utilities are conditionally approved within the OSC & OST zone. The utility has completed the expansion of the existing St. George Switchyard (SGSY) in the Red Hills Desert Reserve, building a 138 kV line from SGSY to the Middleton Substation. They will begin building a 138 kV double circuit line convertible to 345 kV (to replace the existing 138 kV line) from Red Butte Substation near Central, Utah to SGSY, in 2008, with completion in June of 2010. Both UAMPS and PacifiCorp are in need of this expansion project, and have joined together in this effort. PacifiCorp is amending their existing BLM ROW and Dixie National Forest special use permit to add facilities and increase capacity. The new 138 kV double circuit line will be built 25 feet west of and parallel to PacifiCorp's existing 138 kV line, which will be removed afterward.

The applicant was unable to be in attendance, but called the planner in advance of the planning meeting to answer any questions and give updates.

**Motion was made by Commissioner Everett to recommend approval of the Conditional Use Permit Extension until the projected completion date of 2010. Commissioner Christopher seconded the motion. Four (4) commissioners voted Aye. The motion carried.**



**Washington County Planning Commission Meeting  
March 14, 2006**

**Item #1. CONDITIONAL USE PERMIT EXTENSION.** Review extension to run a new transmission line from Central to the Middleton Substation and install a temporary line from the Middleton Substation to St. George Substation, fencing and expansion on the existing facility. UP&L/ Project Manager Paul Henry, applicant.

The planner explained that this is an automatic annual review. A representative was not able to attend, although Mark Cox, Regional Manager, phoned and asked for another year extension. Mr. Cox indicated that the purchase of the St. George Switchyard (SGSY) by UP&L was finalized in February. As previously reported, the tortoise fence was installed and the trail head for HCP was changed to a new location. This year they have been running fiber optic and lines (shoo-fly) to the Middleton Substation. PacifiCorp is still in the permitting process, amending their existing BLM ROW and Dixie National Forest. Special use permit to add facilities and increase capacity. Once permits are in place, they will build a 138kV double circuit line convertible to 345 kV (to replace the existing 138kV line) from Red Butte Substation near Central, Utah, to SGSY. The new 138kV double circuit line will be built twenty-five (25) feet west of and parallel to PacifiCorp's existing 138kV line, which will be removed afterward.

There was a brief discussion about whether the expansion would affect the Preserve. It was determined that the only expansion would be on the substations, not within the Preserve.

**Motion was made by Commissioner Everett to approve the Conditional Use Permit Extension, for a period of one (1) year, providing the territory within the Preserve is not expanded. Commissioner Aldred seconded the motion. Four (4) commissioners voted Aye. The motion carried.**



**Washington County Planning Commission Meeting  
March 8, 2005**

**Item #2. CONDITIONAL USE PERMIT.** Request permission to run a new transmission line from Central to the Middleton Substation and install a temporary line from the Middleton Substation to the St. George Substation, fencing and expansion on the existing facility. UP&L/Project Manager Paul Henry, applicant.

The planner explained that these types of uses for utilities are conditionally approved within the OSC & OST zones. The utility would like to expand the existing St. George Switchyard (SGSY) in the Red Hills Desert Reserve, build a 138 kV line from SGSY to Middleton Substation, and build a 138 kV double circuit line convertible to 345 kV (to replace the existing 138 kV line) from Red Butte Substation near Central, Utah to SGSY. The first phase of this project should be completed by 2006. A tortoise fence is currently being installed around the substations. Both UAMPS and PacifiCorp are in need of this expansion project, so they have joined together in this effort. PacifiCorp is amending their existing BLM right of way and Dixie National Forest special use permit to add facilities and increase capacity. The new 138 kV double circuit line will be built 25 feet west of and parallel to PacifiCorp's existing 138 kV line, which will be removed afterward. The planner showed photos of the proposed areas.

Mark Cox, Utah Power, explained that this is a joint project with Pacificorp, UAMPS (which includes St. George, Santa Clara, Washington, Hurricane, and Dixie Escalante Co-Op), and Utah Power. Pacificorp has been asked to get the permitting as a representative for the entire group. It has been anticipated that the entire project will be complete in 2018.

Mr. Cox said that the Forest Service and BLM will determine whether the old poles will be completely removed, or just cut at ground surface and allowed to rot. The new poles will be steel, between sixty and ninety (60-90) feet, and will have an outside layer that will rust to cause the poles to better match and blend in with the red rock and sand. The anticipated completion date for replacing poles will be 2009.

Chairman Stucki asked Mr. Cox to get information to County staff about a specific time line for the entire project, so it is available for the public.

**Motion was made by Commissioner Hepworth to recommend approval for the Conditional Use Permit, for a period of one (1) year, subject to the applicant furnishing a time line to County staff with start and completion, of removal and replacement. Commissioner Balen seconded the motion. Six (6) commissioners voted Aye. The motion carried.**





## WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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John C. Willie, AICP, ASLA  
*Planning Director*

May 10, 2007

Paul Henry  
Rocky Mountain Power  
2217 Kittyhawk Drive  
Cedar City, UT 84720

Mr. Henry:

This letter is to inform you that on March 13, 2007, the Washington County Planning Commission voted to recommend approval of your Conditional Use Permit Extension, to run a transmission line from Central to the Middleton Substation and install a temporary line from the Middleton Substation to the St. George Substation, fencing and expansion on the existing facility, until the projected completion date of 2010..

Enclosed you will find a copy of the Planning Commission Meeting minutes.

On March 13, 2007, the Washington County Commission voted to approve this Conditional Use Permit Extension, based on the recommendation from the Planning Commission.

If you have any questions, please feel free to contact this office (435) 634-5701.

Sincerely,

Donna Rasmussen  
Planning Secretary

enclosure